

## CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer Neil Petagno, Inc. and Charles E. Meyer, Jr.  
Address Pacific Tower, Suite 1060, 1001 Bishop Street  
Honolulu, Hawaii 96813

Project Name(\*): Manoa Rainbow Condominium  
Address: 3594 and 3594A Nipo Street, Honolulu, Hawaii 96822

Registration No. 3297 (Conversion) Effective date: May 26, 1995  
Expiration date: June 25, 1996

### Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other government agency. Neither the Commission nor any other government agency has judged or approved the merits or value, if any, of the project or of purchasing an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the effective date unless a Supplementary Public Report is issued or unless the Commission issues an order, a copy of which is attached to this report, extending the effective date for the report.

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

### Type of Report:

- ☐ **PRELIMINARY:** The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued by the developer when complete information is filed.  
(yellow)
- ☐ **FINAL:** The developer has legally created a condominium and has filed complete information with the Commission.  
(white)  
☒ No prior reports have been issued.  
☐ This report supersedes all prior public reports.  
☐ This report must be read together with \_\_\_\_\_
- ☒ **SUPPLEMENTARY:** This report updates information contained in the:  
(pink)  
☐ Preliminary Public Report dated: \_\_\_\_\_  
☒ Final Public Report dated: May 15, 1995  
☐ Supplementary Public Report dated: \_\_\_\_\_
- And ☐ Supersedes all prior public reports  
☒ Must be read together with the Final Public Report dated May 15, 1995  
☐ This report reactivates the \_\_\_\_\_  
public report(s) which expires on \_\_\_\_\_

(\*) Exactly as named in the Declaration

**Disclosure Abstract:** Separate Disclosure Abstract on this condominium project:

☐ Required and attached to this report                      ☐ Not Required - disclosures covered in this report.

**Summary of Changes from Earlier Public Reports:**

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

☐ No prior reports have been issued by the developer.

☒ Changes made are as follows:

P. 11 of the Final Public Report contained a typographical error in Section III.C.6. Apartment 2 contains 2.5 bath instead of 3.5 bath. A revised page 11 is attached hereto.

5. Special Use Restrictions:

The Declaration and Bylaws may contain restrictions on the use and occupancy of the apartments. Restrictions for this condominium project include but are not limited to:

[XX] Pets: Permitted with restrictions. Please see Exhibit C.

[ ] Number of Occupants: \_\_\_\_\_

[ ] Other: \_\_\_\_\_

[ ] There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: 0 Stairways: Apt. 2:1 Trash Chutes: 0

<u>Apt. Type</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)*</u>	<u>Lanai/Patio (sf)</u>
<u>1</u>	<u>1</u>	<u>3/1.5</u>	<u>1,041</u>	<u>120 (Deck)</u>
<u>2</u>	<u>1</u>	<u>4/2.5</u>	<u>2,182</u>	<u>135 and 75</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Total Apartments: 2

**\*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.**

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

Boundaries of Each Apartment:

Please see Exhibit D.

Permitted Alterations to Apartments:

Please see Exhibit E.

- D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

Neil Petagno, Inc. and Charles E. Meyers, Jr.

Name of Developer

By:   
Duly Authorized Signatory

5-25-95  
Date

Neil Petagno - President of Neil Petagno, Inc.

print name & title of person signing above

Distribution:

Department of Finance, City & County of Honolulu  
Planning Department, City & County of Honolulu  
Federal Housing Administration